

PHAPlans

5YearPlanforFiscalYears2000 -2004
AnnualPlanforFiscalYear2002

**NOTE:THISPHAPLANSTEMPLATE(HUD5 0075)ISTOBECOMPLETEDIN
ACCORDANCEWITHINSTRUCTIONSLOCATEDINAPPLICABLEPIHNOTICES**

**PHA Plan
Agency Identification**

PHAName: **HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA**

PHANumber: **CA067**

PHA Fiscal Year Beginning: **07/02**

Public Access to Information

Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices
- ☐ PHA local offices

Display Locations For PHA Plans and Supporting Documents

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- ☒ Main administrative office of the PHA
- ☐ PHA development management offices
- ☐ PHA local offices
- ☐ Main administrative office of the local government
- ☐ Main administrative office of the County government
- ☐ Main administrative office of the State government
- ☐ Public library
- ☐ PHA website
- ☐ Other (list below)

PHA Plan Supporting Documents are available for inspection at: (select all that apply)

- ☒ Main business office of the PHA
- ☐ PHA development management offices
- ☐ Other (list below)

5-YEAR PLAN
PHAF ISCAL YEARS 2000 -2004
[24CFR Part 903.5]

A.Mission

State the PHA's mission for serving the needs of low -income, very low income, and extremely low -income families in the PHA's jurisdiction. (select one of the choices below)

- ☐ The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- ☒ The PHA's mission is: (state mission here)

Through the delivery of housing assistance and other related services the Housing Authority of the County of Alameda's mission is to enable our clients to become self - sufficient and economically independent.

- ◆ For elderly and disabled persons, economic independence and self - sufficiency means the ability to live independently with their economic resources.
- ◆ For able -bodied family members, economic independence and self - sufficiency means short term reliance on housing assistance; participation in education, training or job development activities designed to lead to self - sufficiency in return for the housing assistance; and personal responsibility for the economic consequences of the family's decision.

B.Goals

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHA may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD -suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS .** (Quantifiable measures would include target sets such as: numbers of families served or PHA scores achieved.) PHA should identify these measures in the space to the right of or below the stated objectives.

HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.

- ☒ PHA Goal: Expand the supply of assisted housing
- Objectives:
- ☒ Apply for additional rental vouchers: Apply for Additional vouchers when the utilization rate equals at least 95% or 95% of budget authority.
- ☐ Reduce public housing vacancies:

- ☐ Leverage private or other public funds to create additional housing opportunities:
- ☒ Acquire or build units or developments: Build three(3) units in Union City.
- ☐ Other (list below)

- ☒ PHA Goal: Improve the quality of assisted housing
Objectives:
 - ☒ Improve public housing management: (PHAS score) Achieve a total PHAS score of 90 or above.
 - ☒ Improve voucher management: (SEMAP score) Achieve a SEMAP score of 90 or above.
 - ☒ Increase customer satisfaction: Conduct a biannual random customer services survey.
 - ☐ Concentrate on efforts to improve specific management functions: (list; e.g., public housing finance; voucher unit inspections)
 - ☒ Renovate or modernize public housing units: Continue ongoing efforts to repair/replace roofs, repair fences, replace water heater doors as needs arise.
 - ☐ Demolish or dispose of obsolete public housing:
 - ☐ Provide replacement public housing:
 - ☐ Provide replacement vouchers:
 - ☐ Other: (list below)

- ☒ PHA Goal: Increase assisted housing choices
Objectives:
 - ☐ Provide voucher mobility counseling:
 - ☒ Conduct outreach efforts to potential voucher landlords: Hold at least three(3) landlord outreach events to address program changes that arise, to market the program, etc. Continue two(2) meetings per year with landlords through joint efforts with the Rental Homeowners of Southern Alameda County Management Certification Program.
 - ☒ Increase voucher payment standards: Continue to monitor the rental market and request exception payment standards as necessary.
 - ☐ Implement voucher homeownership program:
 - ☐ Implement public housing or other homeownership programs:
 - ☐ Implement public housing site-based waiting lists:
 - ☐ Convert public housing to vouchers:
 - ☐ Other: (list below)

HUD Strategic Goal: Improve community quality of life and economic vitality

- ☒ PHA Goal: Provide an improved living environment
Objectives:

- ☐ Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments:
- ☐ Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments: Continue use of rent ranges to promote income mixing.
- ☐ Implement public housing security improvements: Improve lighting in complex.
- ☐ Designate developments or buildings for particular resident groups (elderly, persons with disabilities).
- ☒ Other: (list below)

The Housing Authority will work proactively with local governments to help them understand the role of the Housing Authority and our programs, to encourage support for the Housing Authority's programs and services, to implement and to continue to press for the development of affordable housing.

HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals

- ☒ PHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

- ☒ Increase the number and percentage of employed persons in assisted families: Continue CalWORKS contract with Alameda County Social Services Agency to provide services to at least 30 joint clients per year.
- ☒ Provide or attract supportive services to improve assistance recipients' employability: Continue FSS program services to all clients remaining on the program who the Housing Authority is statutorily required to serve.
- ☐ Provide or attract supportive services to increase independence for the elderly or families with disabilities.
- ☐ Other: (list below)

HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans

- ☒ PHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives:

- ☒ Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion, national origin, sex, familial status, and disability: Review all marketing materials and waitlist procedures to ensure no adverse impact on any particular protected groups.
- ☒ Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion

national origin, sex, familial status, and disability: Develop plan to address any problems/issues uncovered in the review of marketing materials, assist clients in addressing discrimination complaints through referral to fair housing organizations.

☒ Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required: Consider increasing the number of accessible units above the 5% statutory requirement.

☐ Other: (list below)

Other PHA Goals and Objectives: (list below)

Annual PHA Plan
PHA Fiscal Year 2002
[24CFR Part 903.7]

i. Annual Plan Type:

Select which type of Annual Plan the PHA will submit.

☐ **Standard Plan**

Streamlined Plan:

- ☒ **High Performing PHA**
☐ **Small Agency (<250 Public Housing Units)**
☐ **Administering Section 8 Only**

☐ **Troubled Agency Plan**

ii. Executive Summary of the Annual PHA Plan

[24CFR Part 903.79(r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the PHA has included in the Annual Plan.

The PHA Plan for Fiscal Year 2002 has few changes from the prior year plan. The Capital Fund Plan has been updated to reflect planned improvements to the properties. While the vacancy rate in the Housing Authority's jurisdiction has improved slightly, the Authority plans to implement the project based voucher program this year to increase the supply of affordable units for voucher holders.

The Housing Authority also plans to explore creating a site-based waiting list for the Emery Glen development in Emeryville. This development is on the far north end of the county and the majority of the Authority's applicants are from the southern part of the county and are reluctant to relocate more than 25 miles away from their established base of schools, doctors, work, etc. A site-based list should attract families who already live in the north part of the county or those who are interested in residing there.

Finally, the Housing Authority did modify the definition of substantial deviation to allow for minor adjustments to the capital plan for non-emergency work. This will allow for more flexibility and allow the Authority to be responsive to improvement needs that may arise during the year.

iii. Annual Plan Table of Contents

[24CFR Part 903.79(r)]

Provide a table of contents for the Annual Plan, including attachments, and a list of supporting documents available for public inspection.

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Attachments

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the PHA Plans file, provide the filename in parentheses in the space to the right of the title.

Required Attachments:

- A. ☐ Admissions Policy for Deconcentration
- B. ☒ FY2002 Capital Fund Program Annual Statement **(ca067a02)**
- C. ☐ Most recent board -approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)

Optional Attachments:

- ☒ PHA Management Organizational Chart **(ca067b02)**
- ☒ FY2002 Capital Fund Program 5 Year Action Plan **(ca067c02)**
- ☐ Public Housing Drug Elimination Program (PHDEP) Plan
- D. ☒ Comments of Resident Advisory Board or Boards (must be attached if not included in PHA Plan text) and Announcement of Membership **(ca067d02)**
- ☒ Other (List below, providing each attachment name)
 - Deconcentration Policy for Covered Developments **(ca067e02)**
 - Project Based Vouchers. **(ca067f02)**
 - Definition of Substantial Deviation **(ca067g02)**
 - Section 8 Homeownership Capacity Statement **(ca067h02)**
 - Suspension of Public Housing Resident Community Service Requirement **(ca067i02)**
 - Pet Policy **(ca067j02)**

Progress Statement in Meeting 5 - Year Plan Mission and Goals (ca067k02)
Resident Member on the PHA Governing Board (ca067l02)
Membership of the Resident Advisory Board or Boards (ca067m02)

Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the "Applicable & On Display" column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the PHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	PHA Plan Certification of Compliance with the PHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the PHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdiction to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the PHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the PHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board -approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility, Selection, and Admissions Policies
	Public Housing Deconcentration and Income Mixing Documentation: 1. PHA board certification of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents	Annual Plan: Rent Determination

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	<input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	
X	Schedule of flat rents offered each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A&O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD - approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
X	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at PHA option)	Annual Plan: Capital Needs
	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition
	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
X	Any cooperative agreement between the PHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8	Annual Plan: Community Service & Self-Sufficiency

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	Annual Plan: Community Service & Self-Sufficiency
	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the PHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the PHA's response to any findings	Annual Plan: Annual Audit
	Troubled PHAs: MOA/Recovery Plan	Troubled PHAs
X	Other supporting documents (optional) (list individually; use as many lines as necessary) Definition of substantial deviation and significant amendment or modification to the plan.	Annual Plan: Attachments

1. Statement of Housing Needs

[24CFR Part 903.79(a)]

A. Housing Needs of Families in the Jurisdiction/s Served by the PHA

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the PHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the PHA can make this assessment.

Housing Needs of Families in the Jurisdiction by Family Type							
Family Type	Overall	Afford-ability	Supply	Quality	Access-ibility	Size	Loca-tion
Income ≤ 30% of AMI	2071	5	5	3	NA	5	3
Income > 30% but ≤ 50% of AMI	1964	5	5	3	NA	5	3
Income > 50% but < 80% of AMI	2566	5	5	3	NA	4	3
Elderly	1138	5	5	3	NA	2	3
Families with Disabilities	124,055	5	5	3	NA	4	3
Race/Ethnicity W	55,820	5	5	3	NA	NA	1
Race/Ethnicity W/H	11,754	5	5	3	NA	NA	3
Race/Ethnicity B	5351	5	5	3	NA	NA	3

Housing Needsof FamiliesintheJurisdiction byFamilyType							
FamilyType	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Race/EthnicityA	8649	5	5	3	NA	NA	3

What sources of information did the PHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- ☒ Consolidated Plan of the Jurisdiction/s
Indicate year: FY2000 -04
- ☒ U.S. Census data: the Comprehensive Housing Affordability Strategy (“CHAS”) dataset 1990
- ☐ American Housing Survey data
Indicate year:
- ☐ Other housing market study
Indicate year:
- ☐ Other sources: (list and indicate year of information)

B. Housing Needsof Families on the Public Housing and Section 8 Tenant-Based Assistance Waiting Lists

State the housing needs of the families on the PHA's waiting list/s. **Complete one table for each type of PHA - wide area waiting list administered by the PHA.** PHA may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needsof Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families Public Housing Section 8	% of total families Public Housing Section 8	Annual Turnover
Waiting list total	4843500		
Extremely low income <= 30% AMI	4062625	84% 75%	
Very low income (> 30% but <= 50% AMI)	75646	15% 18%	
Low income (> 50% but < 80% AMI)	1220	> 1% 6%	
> 80%	29	> 1% > 1%	

Housing Needsof Familiesonthe WaitingList			
Familieswith children	3252181	67% 62%	
Elderlyfamilies	89356	18% 10%	
Familieswith Disabilities	129912	27% 26%	
Race/ethnicityW	411053	8% 30%	
Race/ethnicityB	1031836	21% 52%	
Race/ethnicity Nam	453	1% 2%	
Race/ethnicityA	54558	11% 16%	
Race/ethnicityH 6745414% 13%			
Race/ethnicityNH41730468687%			
Characteristicsby BedroomSize(Public HousingOnly)			
1BR	156	32%	
2BR	219	32%	
3BR	38	45%	
4BR	52	8%	
5BR	0	0%	
5+BR	19	4%	
Isthe waitinglistclosed(selectone)? <input type="checkbox"/> No <input checked="" type="checkbox"/> Yes <u>forbothPublicHousing&S8</u> Ifyes: Howlonghasitbeenenclosed(#ofmonths)? 1month forSection8and30months forPublicHousing. DoesthePHAexpectto reopenthe listinthe PHAPlanyear? <input checked="" type="checkbox"/> NoforSection 8 <input checked="" type="checkbox"/> YesforPublicHousing DoesthePHApermitspecificcategoriesoffamiliesonto thewaitinglist,evenif generallyclosed? <input type="checkbox"/> No <input checked="" type="checkbox"/> YesDisplacedbygovernmentaction.			

C.StrategyforAddressingNeeds

ProvideabriefdescriptionofthePHA'sstrategyforaddressingthehousingneedsoffamiliesin the jurisdictionandonthewaitinglist **INTHEUPCOMINGYEAR** ,andtheAgency'sreasonsfor choosingthisstrategy.

(1)Strategies

Need:Shortageofaffordablehousingforalleligiblepopulations

Strategy1.Maximizethenumberofaffordableunit savailabletothePHAwithin itscurrentresourcesby:

Selectallthatapply

- ☐ Employ effective maintenance and management policies to minimize the number of public housing units off -line
- ☒ Reduce turnover time for vacate d public housing units
- ☒ Reduce time to renovate public housing units
- ☐ Seek replacement of public housing units lost to the inventory through mixed financed development
- ☐ Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- ☒ Maintain or increase section 8 lease -uprates by establishing payment standards that will enable families to rent throughout the jurisdiction
- ☒ Undertake measures to ensure access to affordable housing among families assisted by the PHA, regardless of unit size required
- ☒ Maintain or increase section 8 lease -uprates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- ☒ Maintain or increase section 8 lease -uprates by effectively screening Section 8 applicants to increase owner acceptance of program
- ☒ Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- ☐ Other (list below)

Strategy 2: Increase the number of affordable housing units by:

Select all that apply

- ☐ Apply for additional section 8 units should they become available
- ☒ Leverage affordable housing resources in the community through the creation of mixed -finance housing
- ☒ Pursue housing resources other than public housing or Section 8 tenant -based assistance.
- ☐ Other: (list below)

Need: Specific Family Types: Families at or below 30% of median

Strategy 1: Target available assistance to families at or below 30% of AMI

Select all that apply

- ☐ Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- ☐ Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant -based section 8 assistance
- ☐ Employ admissions preferences aimed at families with economic hardships
- ☒ Adopt rent policies to support and encourage work
- ☐ Other: (list below)

Need: Specific Family Types: Families at or below 50% of median

Strategy 1: Target available assistance to families at or below 50% of AMI

Select all that apply

- ☒ Employ admissions preferences aimed at families who are working
- ☒ Adopt rent policies to support and encourage work
- ☐ Other: (list below)

Need: Specific Family Types: The Elderly

Strategy 1: Target available assistance to the elderly:

Select all that apply

- ☐ Seek designation of public housing for the elderly
- ☒ Apply for special -purpose voucher targeted to the elderly, should they become available
- ☒ Other: (list below)

Maintain HOPE for Elderly Independence Program at no less than 150 Vouchers

Need: Specific Family Types: Families with Disabilities

Strategy 1: Target available assistance to Families with Disabilities:

Select all that apply

- ☐ Seek designation of public housing for families with disabilities
- ☐ Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- ☒ Apply for special -purpose voucher targeted to families with disabilities, should they become available
- ☒ Affirmatively market to local non -profit agencies that assist families with disabilities
- ☐ Other: (list below)

Need: Specific Family Types: Races or ethnicities with disproportionate housing needs

Strategy 1: Increase awareness of PHA resources among families of races and ethnicities with disproportionate needs:

Select if applicable

- ☒ Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- ☐ Other: (list below)

Strategy 2: Conduct activities to affirmatively further fair housing

Select all that apply

- ☒ Counsel section 8 tenants to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- ☒ Market the section 8 program to owners outside of areas of poverty/minority concentrations
- ☐ Other: (list below)

Other Housing Needs & Strategies: (list needs and strategies below)

(2) Reasons for Selecting Strategies

Of the factors listed below, select all that influenced the PHA's selection of the strategies it will pursue:

- ☒ Funding constraints
- ☒ Staffing constraints
- ☒ Limited availability of sites for assisted housing
- ☒ Extent to which particular housing needs are met by other organizations in the community
- ☒ Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the PHA
- ☒ Influence of the housing market on PHA programs
- ☐ Community priorities regarding housing assistance
- ☒ Results of consultation with local or state government
- ☒ Results of consultation with residents and the Resident Advisory Board
- ☒ Results of consultation with advocacy groups
- ☐ Other: (list below)

2. Statement of Financial Resources

[24 CFR Part 903.79(b)]

List the financial resources that are anticipated to be available to the PHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the PHA during the planning year. Note: the table assumes that Federal public housing or tenant-based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing support services, Section 8 tenant-based assistance, Section 8 support services or other.

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
1. Federal Grants (FY 2002 grants)		
a) Public Housing Operating Fund	92,395	Public Housing operations
b) Public Housing Capital Fund (estimated 10% less)	410,688	Public Housing Capital Improvements
c) HOPE VI Revitalization		

Financial Resources: Planned Sources and Uses		
Sources	Planned \$	Planned Uses
d) HOPEVI Demolition		
e) Annual Contributions for Section 8 Tenant -Based Assistance	49,890,419	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	0	
g) Resident Opportunity and Self - Sufficiency Grants		
h) Community Development Block Grant		
i) HOME		
Other Federal Grants (list below)		
2. Prior Year Federal Grants (unobligated funds only) (list below)		
3. Public Housing Dwelling Rental Income	922,080	Public Housing Operations
4. Other Income Fraud Recovery	42,000	Section 8 Operation
5. Non -federal sources (list below)		
Bond Monitoring Fees	36,000	Section 8 Operations
CalWORKS Contract	100,000	Section 8 Operations
ACAP	49,500	Section 8 Operations
Total resources	\$51,543,082	

3. PHA Policies Governing Eligibility, Selection, and Admissions

[24CFR Part 903.79(c)]

A. Public Housing

Exemptions: PHA that do not administer public housing are not required to complete subcomponent 3A.

complete subcomponent

(1) Eligibility

a. When does the PHA verify eligibility for admission to public housing? (select all that apply)

- ☐ When families are within a certain number of being offered a unit: (state number)
- ☒ When families are within a certain time of being offered a unit: 3 months.
- ☐ Other: (describe)

b. Which non-income (screening) factors does the PHA use to establish eligibility for admission to public housing (select all that apply)?

- ☒ Criminal or Drug-related activity
- ☒ Rental history
- ☒ Housekeeping
- ☐ Other (describe)

c. ☒ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

d. ☒ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

e. ☐ Yes ☒ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC - authorized source)

(2) Waiting List Organization

a. Which methods does the PHA plan to use to organize its public housing waiting list (select all that apply)

- ☒ Community-wide list
- ☐ Sub-jurisdictional lists
- ☒ Site-based waiting lists
- ☐ Other (describe)

b. Where may interested persons apply for admission to public housing?

- ☒ PHA main administrative office
- ☐ PHA development site management office
- ☒ Other (list below)

Waiting list is closed. Future locations will be determined when wait list is reopened.

c. If the PHA plan to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection **(3) Assignment**

1. How many site -based waiting lists will the PHA operate in the coming year? Possibly one for Emery Glen, Emeryville.
2. ☒ Yes ☐ No: Are any or all of the PHA's site -based waiting lists new for the upcoming year (that is, they are not part of a previously -HUD-approved site based waiting list plan)?
If yes, how many lists? One
3. ☒ Yes ☐ No: May families be on more than one list simultaneously?
If yes, how many lists? All
4. Where can interested persons obtain more information about and sign up to be on the site -based waiting lists (select all that apply)?
 - ☒ PHA main administrative office
 - ☐ All PHA development management offices
 - ☐ Management offices at developments with site -based waiting lists
 - ☐ At the development to which they would like to apply
 - ☐ Other (list below)

(3) Assignment

- a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)
 - ☐ One
 - ☒ Two
 - ☐ Three or More
- b. ☒ Yes ☐ No: Is this policy consistent across all waiting list types?
- c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the PHA:

(4) Admissions Preferences

- a. Income targeting:
 - ☐ Yes ☒ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?
- b. Transfer policies:
In what circumstances will transfer take precedence over new admissions? (list below)

- ☒ Emergencies
- ☒ Overhoused
- ☒ Underhoused
- ☒ Medical justification
- ☒ Administrative reasons determined by the PHA (e.g., to permit modernization work)
- ☐ Resident choice: (state circumstances below)
- ☐ Other: (list below)

c. Preferences

1. ☒ Yes ☐ No: Has the PHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection **(5) Occupancy**)
2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- ☒ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☐ Victims of domestic violence
- ☐ Substandard housing
- ☐ Homelessness
- ☐ High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- ☒ Working families and those unable to work because of age or disability
- ☒ Veterans and veterans' families
- ☒ Residents who live and/or work in the jurisdiction
- ☒ Those enrolled currently in educational, training, or upward mobility programs
- ☒ Household that contribute to meeting income goals (broad range of incomes)
- ☐ Household that contribute to meeting income requirements (targeting)
- ☒ Those previously enrolled in educational, training, or upward mobility programs (within the past six months).
- ☐ Victims of reprisals or hate crimes
- ☒ Other preference(s) (list below)
 - ◆ Elderly
 - ◆ Disabled
 - ◆ Families (2 or more members)

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second

priority, and soon. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Date and Time

Former Federal preferences:

- ☒ **1** Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☐ Victims of domestic violence
- ☐ Substandard housing
- ☐ Homelessness
- ☐ High rent burden

Other preferences (select all that apply)

- ☒ **5** Working families and those unable to work because of age or disability
- ☒ **4** Veterans and veterans' families
- ☒ **3** Residents who live and/or work in the jurisdiction
- ☒ **5** Those enrolled currently in educational, training, or upward mobility programs
- ☒ **6** Household that contributes to meeting income goals (broad range of incomes)
- ☐ Household that contributes to meeting income requirements (targeting)
- ☒ **5** Those previously enrolled in educational, training, or upward mobility programs (within the past six months).
- ☐ Victims of reprisals or hate crimes
- ☒ Other preference(s) (list below)
 - 2 Elderly
 - 2 Disabled
 - 2 Families

4. Relationship of preferences to income targeting requirements:

- ☐ The PHA applies preferences within income tiers
- ☒ Not applicable: the pool of applicant families ensures that the PHA will meet income targeting requirements

(5) Occupancy

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- ☒ The PHA - resident lease
- ☒ The PHA's Admissions and (Continued) Occupancy policy
- ☐ PHA briefing seminars or written materials
- ☐ Other source (list)

b. How often must residents notify the PHA of changes in family composition? (select all that apply)

- ☐ At an annual reexamination and lease renewal
- ☒ Anytime family composition changes
- ☐ At family request for revision
- ☐ Other (list)

(6) Deconcentration and Income Mixing

a. ☐ Yes ☒ No: Did the PHA's analysis of its family (general occupancy) developments to determine concentration of poverty indicate the need for measures to promote deconcentration of poverty or income mixing? **See Attachment: ca067e02**

b. ☐ Yes ☒ No: Did the PHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

c. If the answer to b was yes, what changes were adopted? (select all that apply)

- ☐ Adoption of site -based waiting lists
If selected, list targeted developments below:
- ☐ Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments
If selected, list targeted developments below:
- ☐ Employing new admission preferences at targeted developments
If selected, list targeted developments below:
- ☐ Other (list policies and developments targeted below)

d. ☐ Yes ☒ No: Did the PHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

e. If the answer to d was yes, how would you describe these changes? (select all that apply)

- ☐ Additional affirmative marketing
- ☐ Actions to improve the marketability of certain developments
- ☐ Adoption or adjustment of ceiling rents for certain developments
- ☐ Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- ☐ Other (list below)

f. Based on the results of the required analysis, in which developments will the PHA make special efforts to attract or retain higher -income families? (select all that apply)

- ☒ Not applicable: results of analysis did not indicate a need for such efforts
☐ List (any applicable) developments below:

g. Based on the results of the required analysis, in which developments will the PHA make special efforts to assure access for lower -income families? (select all that apply)

- ☒ Not applicable: results of analysis did not indicate a need for such efforts
☐ List (any applicable) developments below:

B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete sub -component 3B. Unless otherwise specified, all questions in this section apply only to the tenant -based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).

(1) Eligibility

a. What is the extent of screening conducted by the PHA? (select all that apply)

- ☒ Criminal or drug -related activity only to the extent required by law or regulation
☐ Criminal and drug -related activity, more extensively than required by law or regulation
☐ More general screening than criminal and drug -related activity (list factors below)
☐ Other (list below)

b. ☒ Yes ☐ No: Does the PHA request criminal records from local law enforcement agencies for screening purposes?

c. ☒ Yes ☐ No: Does the PHA request criminal records from State law enforcement agencies for screening purposes?

d. ☐ Yes ☒ No: Does the PHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC - authorized source)

e. Indicate what kinds of information you share with prospective landlords? (select all that apply)

- ☐ Criminal or drug -related activity
☒ Other (describe below)

Family Information Provided to Owner

The Housing Authority of the County of Alameda will provide the following information about program participant to owners:

1. A participant's current address as shown in HAC records;
2. A participant's prior address as shown in HAC records;
3. The name and address, if known, of the landlord at the participant's current and prior address;

Upon request, the Housing Authority of the County of Alameda will provide only the following information about program participant to owners:

1. Any damage claim amounts paid by HAC on behalf of participants in the past five years; and
2. A listing of any evictions of the family in the past five years. These are listed only if there is a copy of the judgment in the Housing Authority's files.

The Housing Authority of the County of Alameda will give every applicant/participant a copy of the Agency's policy on providing information to owners at the Section 8 briefing. Our Agency will provide the same types of information about each family and to every owner.

(2) Waiting List Organization

a. With which of the following program waiting lists is the section 8 tenant assistance waiting list merged? (select all that apply) -based

- ☒ None
- ☐ Federal public housing
- ☐ Federal moderate rehabilitation
- ☐ Federal project -based certificate program
- ☐ Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenant assistance? (select all that apply) -based

- ☐ PHA main administrative office
- ☒ Other (list below)

Waiting list is closed. Future locations will be determined when wait list is reopened.

(3) Search Time

a. ☒ Yes ☐ No: Does the PHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

Term of the Voucher

The initial term of the voucher will be 120 days and will be stated on the Voucher.

If the family includes a person with disabilities, and the family can show that an extension is needed as a reasonable accommodation, HACA will extend the voucher term.

Upon submittal of a completed *Request for Approval of Tenancy* form, HACA will suspend the term of the voucher. The term will be suspended until the date HACA notifies the family that the request has been approved or denied. A family may only submit one Request for Approval of Tenancy at a time.

(4) Admissions Preferences

a. Income targeting

☐ Yes ☒ No: Does the PHA plan to exceed the federal targeting requirements by targeting more than 75 % of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. ☒ Yes ☐ No: Has the PHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)

2. Which of the following admission preferences does the PHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- ☒ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☐ Victims of domestic violence
- ☐ Substandard housing
- ☐ Homelessness
- ☐ High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- ☒ Working families and those unable to work because of age or disability
- ☒ Veterans and veterans' families
- ☒ Residents who live and/or work in your jurisdiction
- ☒ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)

- ☒ Those previously enrolled in educational, training, or upward mobility programs (within the past six months).
- ☐ Victims of reprisals or hate crimes
- ☒ Other preference(s) (list below)
- Elderly
Disabled
Families

3. If the PHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a points system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

Date and Time

Former Federal preferences

- ☒ 1 Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☐ Victims of domestic violence
- ☐ Substandard housing
- ☐ Homelessness
- ☐ High rent burden

Other preferences (select all that apply)

- ☒ 5 Working families and those unable to work because of age or disability
- ☒ 4 Veterans and veterans' families
- ☒ 3 Residents who live and/or work in your jurisdiction
- ☒ 5 Those enrolled currently in educational, training, or upward mobility programs
- ☐ Household that contributes to meeting income goals (broad range of incomes)
- ☐ Household that contributes to meeting income requirements (targeting)
- ☒ Those previously enrolled in educational, training, or upward mobility programs (within the past six months).
- ☐ Victims of reprisals or hate crimes
- ☒ Other preference(s) (list below)

2 Elderly
2 Disabled
2 Families

4. Among applicants on the waiting list with the equal preference status, how are applicants selected? (select one)

- ☐ Date and time of application
- ☒ Drawing (lottery) or other random choice technique

5.If the PHA plansto employ preferences for “residents who liv eand/or work in the jurisdiction”(select one)

- ☐ This preference has previously been reviewed and approved by HUD
☒ The PHA requests approval for this preference through this PHA Plan

6.Relationship of preferencesto incometargeting requirements:(select one)

- ☐ The PHA applies preferences within income tiers
☒ Not applicable: the pool of applicant families ensure that the PHA will meet income targeting requirements

(5) Special Purpose Section 8 Assistance Programs

a. In which documents or other reference materials are the policies governing eligibility, selection, and admission to any special -purpose section 8 program administered by the PHA contained?(select all that apply)

- ☒ The Section 8 Administrative Plan
☒ Briefing sessions and written materials
☒ Other (list below)
 ◆ Section 8 Application
 ◆ Section 8 Application Advertisement

b. How does the PHA announce the availability of any special-purpose section 8 program to the public?

- ☒ Through published notices
☐ Other (list below)

4. PHA Rent Determination Policies

[24 CFR Part 903.79(d)]

A. Public Housing

Exemptions: PHA that do not administer public housing are not required to complete sub -component 4A.

(1) Income Based Rent Policies

Describe the PHA’s income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

a. Use of discretionary policies: (select one)

☒ The PHA will not employ any discretionary rent setting policies for income based rent in public housing. Income based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

☐ The PHA employs discretionary policies for determining income based rent. (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the PHA's minimum rent? (select one)

- ☐ \$0
☐ \$1-\$25
☒ \$26-\$50

2. ☐ Yes ☒ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies?

3. If yes to question 2, list these policies below:

c. Rents set at less than 30% than adjusted income

1. ☐ Yes ☒ No: Does the PHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?

2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the PHA plan to employ (select all that apply)

- ☐ For the earned income of a previously unemployed household member
☐ For increases in earned income
☐ Fixed amount (other than general rent setting policy)
If yes, state amount/s and circumstances below:

☐ Fixed percentage (other than general rent setting policy)

If yes, state percentage/s and circumstance below:

- ☐ For household heads
- ☐ For other family members
- ☐ For transportation expenses
- ☐ For the non-reimbursed medical expenses of non-disabled or non-elderly families
- ☐ Other (describe below)

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

- ☐ Yes for all developments
- ☐ Yes but only for some developments
- ☒ No

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- ☐ For all developments
- ☐ For all general occupancy developments (not elderly or disabled or elderly only)
- ☐ For specified general occupancy developments
- ☐ For certain parts of developments; e.g., the high-rise portion
- ☐ For certain size units; e.g., larger bedroom sizes
- ☐ Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- ☐ Market comparability study
- ☐ Fair market rents (FMR)
- ☐ 95th percentile rents
- ☐ 75 percent of operating costs
- ☐ 100 percent of operating costs for general occupancy (family) developments
- ☐ Operating costs plus debt service
- ☐ The "rental value" of the unit
- ☐ Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the PHA such that the changes result in an adjustment to rent? (select all that apply)

- ☐ Never
- ☐ At family option
- ☐ Anytime the family experiences an income increase
- ☐ Anytime a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold) _____
- ☒ Other (list below)

If the family has reported an income decrease, and subsequently has an income increase. If a household member with wages joins the household.

- g. ☐ Yes ☒ No: Does the PHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12-month disallowance of earned income and phasing in of rent increases in the next year?

(2) Flat Rents

1. In setting the market -based flat rents, what sources of information did the PHA use to establish comparability? (select all that apply.)

- ☒ The Section 8 rent reasonableness study of comparable housing
- ☒ Survey of rents listed in local newspaper
- ☒ Survey of similar unassisted units in the neighborhood
- ☐ Other (list/describe below)

B. Section 8 Tenant -Based Assistance

Exemptions: PHAs that do not administer Section 8 tenant -based assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant -based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

(1) Payment Standards

Describe the voucher payment standards and policies .

- a. What is the PHA's payment standard? (select the category that best describes your standard)

- ☐ At or above 90% but below 100% of FMR
- ☐ 100% of FMR
- ☐ Above 100% but at or below 110% of FMR

- ☒ Above 110% of FMR (120% of existing FMRs in some cities due to difficult rental market conditions.)

The Housing Authority uses three different payment standards within its jurisdiction. 120% of the FMR for all unit sizes in the five most expensive cities (Dublin, Fremont, Newark, Pleasanton, San Lorenzo, Union City) within its jurisdiction, and 112% of the FMR in Emeryville, and 110% of the FMR for all unit sizes in the remaining cities within its jurisdiction.

b. If the payment standard is lower than FMR, why has the PHA selected this standard? (select all that apply)

- ☐ FMRs are adequate to ensure success among assisted families in the PHA's segment of the FMR area
- ☐ The PHA has chosen to serve additional families by lowering the payment standard
- ☐ Reflects market or submarket
- ☐ Other (list below)

c. If the payment standard is higher than FMR, why has the PHA chosen this level? (select all that apply)

- ☒ FMRs are not adequate to ensure success among assisted families in the PHA's segment of the FMR area
- ☒ Reflects market or submarket
- ☒ To increase housing options for families
- ☐ Other (list below)

d. How often are payment standards reevaluated for adequacy? (select one)

- ☒ Annually
- ☐ Other (list below)

e. What factors will the PHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- ☒ Success rates of assisted families
- ☒ Rent burden of assisted families
- ☒ Other (list below)
- ◆ Market Conditions

(2) Minimum Rent

a. What amount best reflects the PHA's minimum rent? (select one)

- ☐ \$0
☐ \$1-\$25
☒ \$26-\$50

b. ☐ Yes ☒ No: Has the PHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

5. Operations and Management

[24CFR Part 903.79(e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

A. PHA Management Structure

Describe the PHA's management structure and organization.

(select one)

- ☒ An organization chart showing the PHA's management structure and organization is attached. **(ca067b02)**
☐ A brief description of the management structure and organization of the PHA follows:

B. HUD Programs Under PHA Management

List Federal programs administered by the PHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the PHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	228	50-60
Section 8 Vouchers	5200	200-250
Section 8 Certificates	N/A	N/A
Section 8 Mod Rehab	106	10
Special Purpose Section 8 Certificates/Vouchers (list individually)	75	10
Family Unification		
Public Housing Drug Elimination Program (PHDEP)	NA	
Other Federal Programs (list)		

individually)	NA	

C. Management and Maintenance Policies

List the PHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

(1) Public Housing Maintenance and Management: (list below)

Admissions and Occupancy Policy
Rent Collection Policy
Grievance Procedures
Maintenance Policy and Procedures
Capitalization Policy
Procurement Policy
Disposition Policy
Investment Policy

(2) Section 8 Management: (list below)

Section 8 Administrative Plan

6. PHA Grievance Procedures

[24 CFR Part 903.79(f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6. Section 8 - Only PHAs are exempt from sub-component 6A.

A. Public Housing

1. ☐ Yes ☒ No: Has the PHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

If yes, list additions to federal requirements below:

2. Which PHA offices should residents or applicants to public housing contact to initiate the PHA grievance process? (select all that apply)

- ☒ PHA main administrative office
☐ PHA development management offices
☐ Other (list below)

B. Section 8 Tenant -Based Assistance

1. ☐ Yes ☒ No: Has the PHA established informal review procedures for applicants to the Section 8 tenant -based assistance program and informal hearing procedures for families assisted by the Section 8 tenant -based assistance program in addition to federal requirements found at 24CFR 982?

If yes, list addition to federal requirements below:

2. Which PHA offices should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- ☒ PHA main administrative office
☐ Other (list below)

7. Capital Improvement Needs

[24CFR Part 903.79(g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

A. Capital Fund Activities

Exemptions from sub -component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

(1) Capital Fund Program Annual Statement

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the PHA is proposing for the upcoming year to ensure long -term physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the PHA Plan template **OR**, at the PHA's option, by completing and attaching a properly updated HUD -52837.

Select one:

- ☒ The Capital Fund Program Annual Statement is provided as an attachment to the PHA Plan at Attachment (state name) **ca067a02**

-or-

- ☐ The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert there)

Component7
CapitalFundProgramAnnualStatement
PartsI,II,andII

AnnualStatement
CapitalFundProgram(CFP)PartI:Summary

CapitalFundGrantNumber CA39P06790702FFYofGrantApproval: 2003

☒ OriginalAnnualStatement

LineNo.	SummarybyDevelopmentAccount	TotalEstimated Cost
1	TotalNon -CGPFunds	
2	1406Operations	41,069
3	1408ManagementImprovements	
4	1410Administration	41,069
5	1411Audit	
6	1415LiquidatedDamages	
7	1430FeesandCosts	
8	1440SiteAcquisition	
9	1450SiteImprovement	5,300
10	1460DwellingStructures	281,500
11	1465.1DwellingEquipment -Nonexpendable	
12	1470NondwellingStructures	41,750
13	1475NondwellingEquipment	
14	1485Demolition	
15	1490ReplacementReserve	
16	1492MovingtoWorkDemonstration	
17	1495.1RelocationCosts	
18	1498ModUsedforDevelopment	

19	1502Contingency	
20	AmountofAnnual Grant(Sumoflines2 -19)	410,688
21	Amountoffline20RelatedtoLBPAactivities	
22	Amountoffline20RelatedtoSection504Compliance	
23	Amountoffline20RelatedtoSecurity	
24	Amountoffline20RelatedtoEnergyConservation Measures	

AnnualStatement
CapitalFundProgram(CFP)PartII:SupportingTable

Development Number/Name HA-WideActivities	GeneralDescriptionofMajorWork Categories	Development Account Number	Total Estimated Cost
HA-WIDE	Operations	1406	41,069
HA-WIDE	Administration	1410	41,069
CAL67 -6	InteriorRemodel	1460	44,000
CAL67 -7	BathroomFanInstallation	1460	7,000
CAL67 -7	InteriorRemodel	1460	85,000
CAL67 -8	Re-FlooringResidences	1460	8,000
CAL67 -8	Re-FlooringRecHall	1470	35,750
CAL67 -8	InstallFansinRecHall	1470	6,000
CAL67 -8	InstallBenches	1450	3,300
CAL67 -8	ReplaceSigns	1450	2,000
CAL67 -12	ReplaceFlooring	1460	24,000
CAL67 -12	ReplaceFans	1460	4,500
CAL67 -12	ReplaceWaterHeaterDo ors	1460	13,000
CAL67 -12	ReplaceFrontDoors	1460	16,000
CAL67 -13	ReplaceAlarmSystem	1460	80,000

Annual Statement**Capital Fund Program (CFP) Part III: Implementation Schedule**

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
HAWIDE	09/2004	09/2005
67-6/Scattered Sites	09/2004	09/2005
67-7/Scattered Sites	09/2004	09/2005
67-8/Nidus & Dyer	09/2004	09/2005
67-12/Emery Glen	09/2004	09/2005
67-13/Mission View & Scattered Sites	09/2004	09/2005

(2) Optional 5 -Year Action Plan

Agencies are encouraged to include a 5 -Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the PHA Plan template. **OR** by completing and attaching a properly updated HUD -52834.

- a. ☒ Yes ☐ No: Is the PHA providing an optional 5 -Year Action Plan for the Capital Fund? (if no, skip to sub -component 7B)

b. If yes to question a, select one:

☒ The Capital Fund Program 5 - Year Action Plan is provided as a n attachment to the PHA Plan at Attachment **ca067c02**

-or-

☐ The Capital Fund Program 5 - Year Action Plan is provided below: (if selected, copy the CFP Optional 5 Year Action Plan from the Table Library and insert here)

B.H HOPEVI and Public Housing Development and Replacement Activities (Non -Capital Fund)

Applicability of sub -component 7B: All PHAs administering public housing. Identify any approved HOPEVI and/or public housing development or replacement activities not d escribed in the Capital Fund Program Annual Statement.

☐ Yes ☒ No: a) Has the PHA received a HOPEVI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying a nd completing as many times as necessary)
b) Status of HOPEVI revitalization grant (complete one set of questions for each grant)

1. Development name:

2. Development (project) number:

3. Status of grant: (select the statement that best describes the curr ent status)

- ☐ Revitalization Plan under development
- ☐ Revitalization Plan submitted, pending approval
- ☐ Revitalization Plan approved
- ☐ Activities pursuant to an approved Revitalization Plan underway

☐ Yes ☒ No: c) Does the PHA plan to apply for a HOPEVI Revitalization grant in the Plan year?
If yes, list development name/s below:

☐ Yes ☒ No: d) Will the PHA be eng aging in any mixed -financed development activities for public housing in the Plan year?
If yes, list developments or activities below:

☐ Yes ☒ No: e) Will the PHA be conducting any other public housing development or r eplacement activities not discussed in the Capital Fund Program Annual Statement?
If yes, list developments or activities below:

8. Demolition and Disposition

[24CFR Part 903.79(h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. ☐ Yes ☒ No: Does the PHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If "No", skip to component 9; if "yes", complete one activity description for each development.)

2. Activity Description

- ☐ Yes ☐ No: Has the PHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If "yes", skip to component 9. If "No", complete the Activity Description table below.)

Demolition/Disposition Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Activity type: Demolition <input type="checkbox"/> Disposition <input type="checkbox"/>	
3. Application status (select one) Approved <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: (DD/MM/YY)	
5. Number of units affected:	
6. Coverage of action (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development	
7. Timeline for activity: a. Actual or projected start date of activity: b. Projected end date of activity:	

9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities

[24CFR Part 903.79(i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. ☐ Yes ☒ No: Has the PHA designated or applied for approval to designate or does the PHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If "No", skip to component 10. If "yes", complete one activity description for each development, unless the PHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

2. Activity Description

- ☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 10. If "No", complete the Activity Description table below.

Designation of Public Housing Activity Description	
1a. Development name:	
1b. Development (project) number:	
2. Designation type:	
Occupancy by only the elderly	<input type="checkbox"/>
Occupancy by families with disabilities	<input type="checkbox"/>
Occupancy by only elderly families and families with disabilities	<input type="checkbox"/>
3. Application status (select one)	
Approved; included in the PHA's Designation Plan	<input type="checkbox"/>
Submitted, pending approval	<input type="checkbox"/>
Planned application	<input type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: <u>9/30/00</u>	
5. If approved, will this designation constitute a (select one)	
<input type="checkbox"/> New Designation Plan	
<input type="checkbox"/> Revision of a previously approved Designation Plan?	
6. Number of units affected:	
7. Coverage of action (select one)	
<input type="checkbox"/> Part of the development	

☐ Total development

10. Conversion of Public Housing to Tenant -Based Assistance

[24CFR Part 903.79(j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

A.A ssessment of Reasonable Revitalization Pursuant to section 202 of the HUD FY1996 HUD Appropriations Act

1. ☐ Yes ☒ No: Have any of the PHA's developments or portions of developments been identified by HUD or the PHA as covered under section 202 of the HUD FY1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete as a streamlined submission. PHAs completing streamlined submissions may skip to component 11.)

2. Activity Description

- ☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

Conversion of Public Housing Activity Description
1a. Development name:
1b. Development (project) number:
2. What is the status of the required assessment? <input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)
4. Status of Conversion Plan (select the statement that best describes the current status) <input type="checkbox"/> Conversion Plan in development

<input type="checkbox"/> Conversion Plans submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD - approved Conversion Plan underway
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one) <input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved:) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI revitalization plan (date submitted or approved:) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)

B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937

C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937

11. Homeownership Programs Administered by the PHA

[24CFR Part 903.79(k)]

A. Public Housing

Exemptions from Component 11A: Section 8 only PHA s are not required to complete 11A.

1. ☐ Yes ☒ No: Does the PHA administer any homeownership programs administered by the PHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the PHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z -4). (If "No", skip to component 11B; if "yes", complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. PHAs completing streamlined submissions may skip to component 11B.)

2. Activity Description

☐ Yes ☐ No: Has the PHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If "yes", skip to component 12. If "No", complete the Activity Description table below.)

Public Housing Homeownership Activity Description (Complete one for each development affected)
1a. Development name: 1b. Development (project) number:
2. Federal Program authority: <input type="checkbox"/> HOPEI <input type="checkbox"/> 5(h) <input type="checkbox"/> Turnkey III <input type="checkbox"/> Section 32 of the U.S.H.A of 1937 (effective 10/1/99)
3. Application status: (select one) <input type="checkbox"/> Approved; included in the PHA's Homeownership Plan/Program <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (DD/MM/YYYY)
5. Number of units affected: 6. Coverage of action: (select one) <input type="checkbox"/> Part of the development <input type="checkbox"/> Total development

B. Section 8 Tenant Based Assistance

1. ☒ Yes ☐ No: Does the PHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982? (If "No", skip to component 12; if "yes", describe each program using the table below (copy and complete questions for each program identified), unless the PHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

2. Program Description:

a. Size of Program

☒ Yes ☐ No: Will the PHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- ☐ 25 or fewer participants
☒ 26- 50 participants
☐ 51 to 100 participants
☐ more than 100 participants

b. PHA -established eligibility criteria

☐ Yes ☒ No: Will the PHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

12. PHA Community Service and Self -sufficiency Programs

[24CFR Part 903.79(l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8 - Only PHAs are not required to complete sub -component C.

A. PHA Coordination with the Welfare (TANF) Agency

1. Cooperative agreements:

☒ Yes ☐ No: Has the PHA entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? **04/30/99**

2. Other coordination efforts between the PHA and TANF Agency (select all that apply)

- ☒ Client referrals
☒ Information sharing regarding mutual clients (for rent determinations and otherwise)
☒ Coordinate the provision of specific social and self -sufficiency services and program to eligible families
☐ Jointly administer programs
☒ Partner to administer a HUD Welfare -to-Work voucher program
☐ Joint administration of other demonstration program
☐ Other (describe)

B. Services and programs offered to residents and participants

(1) General

a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the PHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- ☒ Public housing rent determination policies
- ☒ Public housing admissions policies
- ☒ Section 8 admissions policies
- ☐ Preference in admission to section 8 for certain public housing families
- ☒ Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the PHA
- ☐ Preference/eligibility for public housing homeownership option participation
- ☐ Preference/eligibility for section 8 homeownership option participation
- ☐ Other policies (list below)

b. Economic and Social self-sufficiency programs

- ☒ Yes ☐ No: Does the PHA coordinate, promote or provide any program to enhance the economic and social self-sufficiency of residents? (If "yes", complete the following table; if "no" skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use.)

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office/ PHA main office/ other provider name)	Eligibility (public housing or section 8 participants or both)
CalWORKS	50	Referral	Main Office	Public Housing and Section 8
ACAP - Housing Search	50	Referral	Main Office	Section 8

(2) Family Self Sufficiency program/s

a. Participation Description

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2001 Estimate)	Actual Number of Participants (As of: 01/06/02)
Public Housing	N/A	
Section 8	250	259

- b. ☒ Yes ☐ No: If the PHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the PHA plan to take to achieve at least the minimum program size?
If no, list steps the PHA will take below:

C. Welfare Benefit Reductions

1. The PHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)
- ☒ Adopting appropriate changes to the PHA's public housing rent determination policies and train staff to carry out those policies
 - ☒ Informing residents of new policy on admission and reexamination
 - ☒ Actively notifying residents of new policy at times in addition to admission and reexamination.
 - ☒ Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
 - ☒ Establishing a protocol for exchange of information with all appropriate TANF agencies
 - ☐ Other: (list below)

D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937

13. PHA Safety and Crime Prevention Measures

[24 CFR Part 903.79(m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this PHA Plan may skip to sub component D.

A. Need for measures to ensure the safety of public housing residents

1. Describe the need for measures to ensure the safety of public housing residents

(select all that apply)

- ☐ High incidence of violent and/or drug -related crime in some or all of the PHA's developments
- ☐ High incidence of violent and/or drug -related crime in the area surrounding or adjacent to the PHA's developments
- ☒ Residents fearful for their safety and/or the safety of their children
- ☐ Observed lower -level crime, vandalism and/or graffiti
- ☐ People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug -related crime
- ☐ Other (describe below)

2. What information or data did the PHA use to determine the need for PHA actions to improve safety of residents (select all that apply).

- ☒ Safety and security survey of residents
- ☐ Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- ☐ Analysis of cost trends over time for repair of vandalism and removal of graffiti
- ☒ Resident reports
- ☐ PHA employee reports
- ☒ Police reports
- ☐ Demonstrable, quantifiable success with previous or ongoing anti-crime/anti-drug programs
- ☐ Other (describe below)

3. Which developments are most affected? (list below)

B. Crime and Drug Prevention activities the PHA has undertaken or plan to undertake in the next PHA fiscal year **o**

1. List the crime prevention activities the PHA has undertaken or plan to undertake:

(select all that apply)

- ☐ Contracting with outside and/or resident organizations for the provision of crime- and/or drug -prevention activities
- ☒ Crime Prevention Through Environmental Design
- ☒ Activities targeted to at -risk youth, adults, or seniors
- ☐ Volunteer Resident Patrol/Block Watchers Program
- ☐ Other (describe below)

2. Which developments are most affected? (list below)

- ◆ **Nidus and Dyer Complexes CA067 -8**
- ◆ **Scattered Sites**

C.CoordinationbetweenPHAandthepolice

1.DescribethecoordinationbetweenthePHAandtheappropriatepoliceprecinctsfor carryingoutcrimepreventionmeasuresandactivities:(selectallthatapply)

- ☒ Policeinvolvementindevelopment,implementation,and/orongoing evaluationofdrug -eliminationplan
- ☒ Policeprovidecrimedatatohousingauthoritystaffforanalysisandaction
- ☐ Policehaveestablishedaphysicalpresenceonhousingauthorityproperty(e.g., communitypolicingoffice,officerinresidence)
- ☒ Policeregularlytest ifyinandotherwisesupportevictioncases
- ☒ PoliceregularlymeetwiththePHAmangementandresidents
- ☐ AgreementbetweenPHAandlocallawenforcementagencyforprovisionof above-baselinelawenforcementservices
- ☐ Otheractivities(listbelow)

2.Whichdevelopmentsaremostaffected?(listbelow)

D.AdditionalinformationasrequiredbyPHDEP/PHDEPPlan

PHAseligibleforFY2000PHDEPfundsmustprovideaPHDEPPlanmeetingspecifiedrequirements priortoreceiptofPHDEPfunds.

- ☐ Yes ☐ No:Is thePHAeligibletoparticipateinthePHDEPinthefiscalyear coveredbythisPHAPlan?
- ☐ Yes ☐ No:Has thePHAincludedthePHDEPPlan forFY2001inthisPHA Plan?
- ☐ Yes ☐ No:ThisPHDEPPlanisanAttachment

14.RESERVEDFORPETPOLICY

[24CFRPart903.79(n)]

Attachment **ca067j02**

15.CivilRightsCertifications

[24CFRPart903.79(o)]

Civil rightscertificationsareincludedinthePHAPlanCertificationsofCompliance withthePHAPlansandRelatedRegulations.

16.Fiscal Audit

[24CFRPart903.79(p)]

1. ☒ Yes ☐ No: Is the PHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?
(If no, skip to component 17.)
2. ☒ Yes ☐ No: Was the most recent fiscal audit submitted to HUD?
3. ☐ Yes ☒ No: Were there any findings as the result of that audit?
4. ☐ Yes ☐ No: If there were any findings, do any remain unresolved?
If yes, how many unresolved findings remain? _____
5. ☐ Yes ☐ No: Have responses to any unresolved findings been submitted to HUD?
If not, when are they due (state below)?

17.PHA Asset Management

[24CFRPart903.79(q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component.
High performing and small PHAs are not required to complete this component.

1. ☒ Yes ☐ No: Is the PHA engaging in any activities that will contribute to the long-term asset management of its public housing stock, including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this PHA Plan?
2. What types of asset management activities will the PHA undertake? (select all that apply)
☐ Not applicable
☐ Private management
☐ Development-based accounting
☒ Comprehensive stock assessment
☒ Other: (list below)

Analysis of the feasibility of moving to Section 8 project based assistance.

3. ☐ Yes ☒ No: Has the PHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

18. Other Information

[24CFR Part 903.79(r)]

A. Resident Advisory Board Recommendations

1. ☒ Yes ☐ No: Did the PHA receive any comments on the PHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the PHA **MUST** select one)
- ☒ Attached at Attachment (Filename) **ca067d02**
- ☐ Provided below:
3. In what manner did the PHA address those comments? (select all that apply)
- ☒ Considered comments, but determined that no changes to the PHA Plan were necessary.
- ☐ The PHA changed portions of the PHA Plan in response to comments
- List changes below:
- ☐ Other: (list below)

B. Description of Election process for Residents on the PHA Board

1. ☐ Yes ☒ No: Does the PHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2. ☐ Yes ☒ No: Was there a resident who serves on the PHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

3. Description of Resident Election Process

a. Nomination of candidates for place on the ballot: (select all that apply)

- ☐ Candidates were nominated by resident and assisted family organizations
- ☐ Candidates could be nominated by any adult recipient of PHA assistance
- ☐ Self-nomination: Candidates registered with the PHA and requested a place on ballot
- ☐ Other: (describe)

b. Eligible candidates: (select one)

- ☐ Any recipient of PHA assistance
- ☐ Any head of household receiving PHA assistance

- ☐ Any adult recipient of PHA assistance
- ☐ Any adult member of a resident or assisted family organization
- ☐ Other (list)

c. Eligible voters: (select all that apply)

- ☐ All adult recipients of PHA assistance (public housing and section 8 tenant based assistance)
- ☐ Representatives of all PHA resident and assisted family organizations
- ☐ Other (list)

C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (provide name here) Alameda County Home Consortium
2. The PHA has taken the following steps to ensure consistency of this PHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
 - ☒ The PHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
 - ☒ The PHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
 - ☒ The PHA has consulted with the Consolidated Plan agency during the development of this PHA Plan.
 - ☐ Activities to be undertaken by the PHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
 - ☐ Other: (list below)

4. The Consolidated Plan of the jurisdiction supports the PHA Plan with the following actions and commitments: (describe below)

D. Other Information Required by HUD

Use this section to provide any additional information requested by HUD.

Definition of Substantial Deviation ca067g02

Use this section to provide any additional attachments referenced in the Plans.

Attachments

1. ca067a02 FY2001 Capital Fund Program Annual Statement
2. ca067b02 PHA Management Organizational Chart
3. ca067c02 FY2001 Capital Fund Program 5 Year Action Plan
4. ca067d02 Resident Advisory Boards' Comments (Meetings Scheduled for March 5, 2002/Section 8 and March 6, 2002/Public Housing)
5. ca067e02 Deconcentration Policy for Covered Developments
6. ca067f02 Project Based Vouchers
7. ca067g02 Definition of Substantial Deviation
8. ca067h02 Section 8 Homeownership Capacity Statement
9. ca067i02 Implementation of Public Housing Resident Community Service
10. ca067j02 Pet Policy
11. ca067k02 Progress Statement in Meeting 5 - Year Mission and Goals
12. ca067l02 Resident Member on the PHA Governing Board
13. ca067m02 Membership of the Resident Advisory Board(s)

PHA Plan Table Library

Optional Table for 5 -Year Action Plan for Capital Fund (Component 7) N/A

Complete one table for each development in which work is planned in the next 5 PHA fiscal years. Complete a table for any PHA-wide physical or management improvements planned in the next 5 PHA fiscal year. Copy this table as many times as necessary. Note: PHAs need not include information from Year One of the 5 -Year cycle, because this information is included in the Capital Fund Program Annual Statement.

See Attachment ca067c02

ca067a02

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHAName:		Grant Type and Number CIAP			Federal FY of Grant:
HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA		Capital Fund Program Grant No: CA39P06790599			2000
		Replacement Housing Factor Grant No:			
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/01 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non -CFP Funds				
2	1406 Operations	412,039		412,039	412,039
3	1408 Management Improvements				
4	1410 Administration				
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement				
10	1460 Dwelling Structures				
11	1465.1 Dwelling Equipment —Nonexpendable				
12	1470 Non dwelling Structures				
13	1475 Non dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	412,039		412,039	412,039
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: HOUSING AUTHORITY OF THE COUNTY OF ALAMEDA		Grant Type and Number CIAP Capital Fund Program Grant No: CA39P06790599 Replacement Housing Factor Grant No:			Federal FY of Grant: 2000
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/01 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
24	Amount of line 21 Related to Security – Soft Costs				
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

PartII:SupportingPages

TableLibrary

AnnualStatement/PerformanceandEvaluationReport
CapitalFundProg ramandCapitalFundProgramReplacementHousingFactor(CFP/CFPRHF)
PartIII:ImplementationSchedule

[illegible]

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHAName:		Grant Type and Number CIAP			Federal FY of Grant:
Housing Authority of the County of Alameda		Capital Fund Program Grant No: CA39P0670600			2001
		Replacement Housing Factor Grant No:			
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/01 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non -CFP Funds				
2	1406 Operations	22,353	44,760	44,760	44,760
3	1408 Management Improvements				
4	1410 Administration	44,706	44,760	44,760	44,760
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	5,000	0		
8	1440 Site Acquisition				
9	1450 Site Improvement	87,000	183,842		
10	1460 Dwelling Structures	288,546	174,243	67,843	64,829
11	1465.1 Dwelling Equipment —Nonexpendable				
12	1470 Non dwelling Structures				
13	1475 Non dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 –20)	447,605			
22	Amount of line 21 Related to LBP Activities	36,700		157,363	154,349
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security –Soft Costs				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the County of Alameda		Grant Type and Number CIAP Capital Fund Program Grant No: CA39P0670600 Replacement Housing Factor Grant No:			Federal FY of Grant: 2001
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12/01 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report

Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)

Part II: Supporting Pages

PHAName: Housing Authority of the County of Alameda		Grant Type and Number CIAP Capital Fund Program Grant No: CA39P06790600 Replacement Housing Factor Grant No:				Federal FY of Grant: 2001		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HAWIDE	Administration	1410		44,706	44,760	44,760	44,760	
HAWIDE	Operations	1406		22,353	44,760	44,760	44,760	
HAWIDE	Fee and Cost	1430		5,000	0			
CAL67 -7	Repair Unit Damaged by Mold	1460		40,846	39,988	39,988	36,844	Complete
CAL67 -7	Replace Garage Doors	1460		15,000	8,555	8,555	8,555	Complete
CAL67 -8	Replace Flooring	1460		16,000	8,000			
CAL67 -8	Install Gutters	1460		30,000	30,000			Bidding
CAL67 -8	Replace Fences	1450		87,000	68,842			Bidding
CAL67 -12	Replace Roofing	1460		75,000	0			
CAL67 -13	Upgrade Alarm System	1460		75,000	0			
CAL67 -14	Abate Lead from Exterior	1460		10,000	10,000			
CAL67 -16	Abate Lead Paint from Exterior	1460		26,700	26,700			
CAL67 -6	Remodel Bathroom	1460		0	3,300	3,390	3,390	Complete
CAL67 -6	Remodel Kitchen	1460		0	8,900	8,900	8,900	Complete
CAL67 -6	Remodel Kitchen/Bath/Interior	1460		0	31,610			
CAL67 -7	Repaint Exterior	1460		0	7,100	7,100	7,100	Complete
CAL67 -12	Replace Fences	1450		0	115,000			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHAName:			Grant Type and Number CIAP			Federal FY of Grant: 2001	
Housing Authority of the County of Alameda			Capital Fund Program No: CA39P06790600				
			Replacement Housing Factor No:				
Development Number Name/HA-Wide Activities	All Funds Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HAWIDE	12/02			9/03			
CAL67 -7	12/02	12/01	12/01	9/03	3/02	3/02	Complete
CAL67-8	12/02			9/03			
CAL67 -12	12/02			9/03			
CAL67 -13	12/02			9/03			
CAL67 -14	12/02			9/03			
CAL67 -16	12/02			9/03			

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report					
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the County of Alameda		Grant Type and Number CIAP Capital Fund Program Grant No: CA39P06790701 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12 -31-01 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non -CFP Funds				
2	1406 Operations	22,353	45,632	45,632	
3	1408 Management Improvements				
4	1410 Administration	44,706	45,632	45,632	
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs	0	3,556		
8	1440 Site Acquisition				
9	1450 Site Improvement	27,000	162,000		
10	1460 Dwelling Structures	362,261	199,500		
11	1465.1 Dwelling Equipment —Nonexpendable				
12	1470 Non dwelling Structures				
13	1475 Non dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 –20)	456,320	456,320		
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security —Soft Costs				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the County of Alameda		Grant Type and Number CIAP Capital Fund Program Grant No: CA39P06790701 Replacement Housing Factor Grant No:			Federal FY of Grant: 2002
<input type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:)					
<input checked="" type="checkbox"/> Performance and Evaluation Report for Period Ending: 12 -31-01 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: Housing Authority of the County of Alameda		Grant Type and Number CIAP Capital Fund Program Grant No: CA39P06790701 Replacement Housing Factor Grant No:				Federal FY of Grant: 2002		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HAWIDE	Administration	1410		44,706	45,632	45,632		
HAWIDE	Operations	1406		22,353	45,632	45,632		
CAL67 -6	Replace Flooring	1460		60,000	0			
CAL67 -6	Replace Cabinets	1460		39,255	0			
CAL67 -7	Paint/Repair Exterior	1460		62,941	0			
CAL67 -8	Repaint Exterior	1460		70,000	0			
CAL 67-8	Replace Flooring	1460		26,065	8,000			
CAL67 -8	Replace Bath Lights	1460		19,000	0			
CAL67 -8	Replace Kitchen Lights	1460		49,000	0			
CAL67 -12	Replace Heaters	1460		27,000	0			
CAL67 -12	Replace Fences	1450		27,000	27,000			
CAL67 -14	Renovate Bathroom	1460		9,000	0			
CAL67 -6	Remodel Interior	1460		0	22,000			
CAL67 -6	Concrete Path	1450		0	10,000			
CAL67 -7	Remodel Interior	1460		0	90,000			
CAL67 -8	Concrete Sidewalks	1450		0	125,000			
CAL67 -12	Re-roofing	1460		0	75,000			
CAL67 -12	Install Bath Fans	1460		0	4,500			
HAWIDE	Fees and Costs	1430		0	3,556			

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part III: Implementation Schedule

PHAName: Housing Authority of the County of Alameda			Grant Type and Number CIAP Capital Fund Program No: CA39P06790701 Replacement Housing Factor No:			Federal FY of Grant: 2002	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HAWIDE	12/03			9/04			
CAL67 -6	12/03			9/04			
CAL67 -7	12/03			9/04			
CAL67 -8	12/03			9/04			
CAL67 -12	12/03			9/04			
CAL67 -14	12/03			9/04			

CAPITAL FUND PROGRAM TABLES START HERE

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the County of Alameda		Grant Type and Number CIAP Capital Fund Program Grant No: CA39P06790702 Replacement Housing Factor Grant No:			Federal FY of Grant: <div style="text-align: center; font-weight: bold; font-size: 1.2em;">2003</div>
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: 12 -31-01 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
1	Total Non -CFP Funds				
2	1406 Operations	43,113			
3	1408 Management Improvements				
4	1410 Administration	43,113			
5	1411 Audit				
6	1415 Liquidated Damages				
7	1430 Fees and Costs				
8	1440 Site Acquisition				
9	1450 Site Improvement	5,300			
10	1460 Dwelling Structures	297,861			
11	1465.1 Dwelling Equipment — Nonexpendable				
12	1470 Non dwelling Structures	41,750			
13	1475 Non dwelling Equipment				
14	1485 Demolition				
15	1490 Replacement Reserve				
16	1492 Moving to Work Demonstration				
17	1495.1 Relocation Costs				
18	1499 Development Activities				
19	1501 Collateralization or Debt Service				
20	1502 Contingency				
21	Amount of Annual Grant: (sum of lines 2 – 20)	431,137			
22	Amount of line 21 Related to LBP Activities				
23	Amount of line 21 Related to Section 504 compliance				
24	Amount of line 21 Related to Security – Soft Costs				

Annual Statement/Performance and Evaluation Report Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF) Part I: Summary					
PHA Name: Housing Authority of the County of Alameda		Grant Type and Number CIAP Capital Fund Program Grant No: CA39P06790702 Replacement Housing Factor Grant No:			Federal FY of Grant: 2003
<input checked="" type="checkbox"/> Original Annual Statement <input type="checkbox"/> Reserve for Disasters/Emergencies <input type="checkbox"/> Revised Annual Statement (revision no:) <input type="checkbox"/> Performance and Evaluation Report for Period Ending: 12 -31-01 <input type="checkbox"/> Final Performance and Evaluation Report					
Line No.	Summary by Development Account	Total Estimated Cost		Total Actual Cost	
		Original	Revised	Obligated	Expended
25	Amount of Line 21 Related to Security – Hard Costs				
26	Amount of line 21 Related to Energy Conservation Measures				

Annual Statement/Performance and Evaluation Report
Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)
Part II: Supporting Pages

PHAName: Housing Authority of the County of Alameda		Grant Type and Number CIAP Capital Fund Program Grant No: CA39P06790702 Replacement Housing Factor Grant No:				Federal FY of Grant: 2003		
Development Number Name/HA-Wide Activities	General Description of Major Work Categories	Dev. Acct No.	Quantity	Total Estimated Cost		Total Actual Cost		Status of Work
				Original	Revised	Funds Obligated	Funds Expended	
HAWIDE	Operations	1406		41,069				
HAWIDE	Administration	1410		41,069				
CAL67 -6	Interior Remodel	1460		44,000				
CAL67 -7	Bathroom Fans	1460		7,000				
CAL67 -7	Interior Remodel	1460		85,000				
CAL67 -8	Flooring Residences	1460		8,000				
CAL67 -8	Flooring Rec Hall	1470		35,750				
CAL67 -8	Install Fans in Rec Hall	1470		6,000				
CAL67 -8	Install Benches	1450		3,300				
CAL67 -8	Replace Signs	1450		2,000				
CAL67 -12	Replace Flooring	1460		24,000				
CAL67 -12	Replace Fans	1460		4,500				
CAL67 -12	Replace Water Heater Doors	1460		13,000				
CAL67 -12	Replace Front Doors	1460		16,000				
CAL67 -13	Replace Alarm System	1460		80,000				

Annual Statement/Performance and Evaluation Report**Capital Fund Program and Capital Fund Program Replacement Housing Factor (CFP/CFPRHF)****Part III: Implementation Schedule**

PHAName: Housing Authority of the County of Alameda			Grant Type and Number CIAP Capital Fund Program No: CA39P06790702 Replacement Housing Factor No:			Federal FY of Grant: 2003	
Development Number Name/HA-Wide Activities	All Fund Obligated (Quarter Ending Date)			All Funds Expended (Quarter Ending Date)			Reasons for Revised Target Dates
	Original	Revised	Actual	Original	Revised	Actual	
HAWIDE	9/04			9/05			
CAL-6	9/04			9/05			
CAL-7	9/04			9/05			
CAL-8	9/04			9/05			
CAL-12	9/04			9/05			
CAL-13	9/04			9/05			

ca067b02

PHAManagementOrganizational Chart

Thisdocumentwillbemailedwithcertificationsandresolution.

TableLibrary

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CapitalFundProgramFive -YearActionPlan

PartI:Summary

PHANameHousingAuthority oftheCou ntyofAlameda				<input type="checkbox"/> Original5 -YearPlan <input type="checkbox"/> RevisionNo:	
Development Number/Name/HA- Wide	Year1	WorkStatementforYear2 FFYGrant:2003 PHAFY:2002 -03	WorkStatementforYear3 FFYGrant:2004 PHAFY :2003 -04	WorkStatementforYear4 FFYGrant:2005 PHAFY:2004 -05	WorkStatementforYear5 FFYGrant:2006 PHAFY:2005 -06
	Annual Statement				
HAWIDE		82,138	84,000	86,000	88,000
CAL67 -6		44,000	48,000	50,000	72,000
CAL67 -7		92,000	87,000	89,000	90,000
CAL67 -8		55,050	93,000	92,000	62,000
CAL67 -12		57,500	78,000	65,000	52,000
CAL67 -13		80,000	48,000	80,000	52,000
CAL67 -14		0	0		34,000
CAL67 -16		0	0		30,000
CFPFundsListedfor 5-yearplanning		410,688	438,000	462,000	476,000
ReplacementHousing FactorFunds					

CapitalFundProgramFive -YearActionPlan

PartII:SupportingPages —WorkActivities

Activitiesfor Year1	ActivitiesforYear:_ 2002____ FFYGrant: 2003 PHAFY: 2002-03			ActivitiesforYear: 2003____ FFYGrant: 2004 PHAFY: 2003-04		
	Development Name/Number	MajorWork Categories	Estimated Cost	Development Name/Number	MajorWork Categories	EstimatedCost
See	HAWIDE	Admin/Operations	82,138	HAWIDE	Admin/Operations	84,000
Annual	CAL67 -6	InteriorRemodel	44,000	CAL67 -6	InteriorRemodel	48,000
Statement	CAL67 -7	BathroomFans	7,000	CAL67 -7	RemodelResidences	87,000
	CAL67 -7	RemodelingResidences	85,000	CAL67 -8	FlooringReplacement	8,000
	CAL67 -8	FlooringReplacement	8,000	CAL67 -8	RepaintExterior	70,000
	CAL67 -8	FlooringRec.Hall	35,750	CAL67 -12	Landscaping	10,000
	CAL67 -8	InstallRec.HallFans	6,000	CAL67 -12	InteriorRemodel	68,000
	CAL67 -8	InstallBenches	3,300	CAL67 -13	InteriorRemo del	48,000
	CAL67 -8	ReplaceSigns	2,000	CAL67 -8	CabinetReplacement	15,000
	CAL67 -12	ReplaceFlooring	24,000			
	CAL67 -12	ReplaceFans	4,500			
	CAL67 -12	Replacew/hDoors	13,000			
	CAL67 -12	ReplaceFrontDoors	16,000			
	CAL67 -13	ReplaceAla rmSystem	80,000			
TotalCFPEstimatedCost			\$410,688			\$438,000

CapitalFundProgramFive -YearActionPlan PartII:SupportingPages —WorkActivities

ActivitiesforYear : 2004 FFYGrant: 2005 PHAFY: 2004 -05			ActivitiesforYear: 2005 FFYGrant: 2006 PHAFY: 2005-06		
Development Name/Number	MajorWork Categories	EstimatedCost	Development Name/Number	MajorWork Categories	EstimatedCost
HAWIDE	Admin/Operations	86,000	HAWIDE	Admin/Operations	88,000
CAL67 -6	InteriorRemodel	50,000	CAL67 -6	InteriorRemodel	52,000
CAL67 -7	RemodelResidences	89,000	CAL67 -6	RebuildCarports	20,000
CAL67 -8	ReplaceFlooring	12,000	CAL67 -7	RemodelResidences	90,000
CAL67 -8	RepaintExterior	70,000	CAL67 -8	ReplaceFlooring	12,000
CAL67 -12	ResurfaceParking	15,000	CAL67 -8	DumpsterEnclosure	15,000
CAL67 -12	InteriorRemodel	50,000	CAL67 -8	ResurfaceParking	20,000
CAL67 -13	InteriorRemodel	50,000	CAL67 -12	InteriorRemodel	52,000
CAL67 -13	ReplacePlayground	30,000	CAL67 -13	InteriorRemodel	52,000
CAL67 -8	ReplaceCabinets	10,000	CAL67 -8	CabinetReplacement	15,000
			CAL67 -14	InteriorRemodel	30,000
			CAL67 -16	InteriorRemodel	30,000
TotalCFPEstimatedCost		\$462,000			\$476,000

ca067d02

**AlamedaCountyHousingAuthority
PublicHousingResidentAdvisoryMeeting
March6,2002,6:30p.m.
NidusCourtSeniorComplexRecreationHall**

AdvisoryBoardMembersPresent :

HelenAustin,4155DyerStreet#26,UnionCity	KalendorKhan,2004NidusCourt,UnionCity
MariaCampos,2040NidusCourt,UnionCity	RobertKuo,2024NidusCourt,#2,UnionCity
FilemonCaoili,2040NidusCourt,UnionCity	Mr.&Mrs.B.Morales,Nidus,#31,UnionCity
PearlCarpenter,NidusCourt,#17,UnionCity	FlorentinaMorales,Nidus,#7,UnionCity
ElaineCothorn,2000NidusCourt,#2,UnionCity	RosaliaRamas,2008Nidus,UnionCity
ElnoraCunningham,2052NidusCourt, UnionCity	AdelaidaRamirez,2044Nidus,UnionCity
HelenHarig,4179DyerStreet,#26,UnionCity	MaryShaw,2016Nidus,UnionCity
MaxineHaddock,2032NidusCourt,UnionCity	AntonioTanjuakio,2000Nidus,#1,UnionCity

StaffMembersPresent :

KurtWi est,DeputyDirectorforPrograms
MaryRizzo -Shuman,LeasingandPropertyServicesManager

Introduction:StaffexplainedregulatoryprocessHousingAuthority'sarerequiredto go througheachyearas partoftheAgencyPlanprocess.ThepurposeoftheR esidentAdvisoryBoardwasexplained,alongwithhow commentsfromtheRABwouldbeusedindevelopmentoftheAgencyPlan.The dateofthePublicHearing wasgiven,April3,2002,andRABmemberswereinvitedtoattendthehearing.Belowisasummaryof topics coveredintheRABmeetingandcommentsbythoseinattendance.

SummaryofComments :

1. CommunityService.TheCommunityServicerequirementhasbeensuspendedbytheHousingAuthority basedonregulatoryflexibilityrecentlygiventolocalhousing agencies.Nocommentswere received regardingthesuspensionofCommunityService.
2. ResidentParticipationFunds.Staffexplainedthatapproximately\$5,600isavailableonanannualbasisto supportinitiativesleadingtogreaterresidentinvolvementand participationintheirpublichousing community.Staffstatedthatpossibleuseofthesefundscouldbeforregularresidentnewslettersandan orientationpacketfornewresidents.Thoseinattendancefavorablyreceivedbothsuggestions.
3. CapitalImpr ovements.Staffreviewedrecentlycompletedprojects,alongwiththefollowingprojects anticipatedinthecomingyear:Newfencing,gatesandpatiocementwork(Nidus&Dyer);exterior painting(MissionView),newfencing(Emeryglen);andnewsigneat eachdevelopment.Residents suggestedthatreplacementfencingatNidusandDyerbe6feetinheightforadditional safety.

**AlamedaCountyHousingAuthority
PublicHousingResidentAdvisoryMeeting**

TableLibrary

4. Resident Development Improvements

Board members made the following recommendations:

- ✓ Nidus residents requested that the Housing Authority conduct an inventory of mature trees at the complex and remove trees which are encroaching on buildings or otherwise presenting a hazard to residents (pinetrees were mentioned repeatedly).
 - ✓ Work with Union City to paint parallel parking stalls on the public portion of Nidus Court.
 - ✓ Encourage Union City to post signs in Nidus Court indicating when the streets would be cleaned.
 - ✓ Consider relocating the dumpster at Nidus Court to a location adjacent to the covered parking area.
5. Resident Advisory Board Meeting Location. Residents supported having RAB meetings at either Nidus or Dyer Court Senior Complexes rather than at the Housing Authority's main office in Hayward. Attendance at the meeting was far greater than in the past because of the location. All in attendance supporting continuing future meetings at resident developments.

Meeting adjourned: 7:45 p.m.

AlamedaCounty HousingAuthority
Section8ResidentAdvisoryMeeting
March5,2002,6:30p.m.
AlamedaCountyHousingAuthorityBoardRoom

AdvisoryBoardMembersPresent :

EmirV.Aubry,4850BalboaWay,Fremont,CA
TaiyabaHosseini,33131LakeLanierPlace,Fremont, CA
DeardrewM.Lucas,625CamelliaCourt,Hayward,CA

StaffMembersPresent :

KurtWiest,DeputyDirectorforPrograms
MaryRizzo -Shuman,LeasingandPropertyServicesManager
MarilynQuinn,LeasingServicesManager
TiaIngram,EligibilityServicesManager

Introduction:StaffexplainedregulatoryprocessHousingAuthority'sarerequiredtogethrough each yearaspartoftheAgencyPlanprocess.ThepurposeoftheResidentAdvisoryBoardwasexplained, alongwithhowcommentsfromtheRABwouldbeused indevelopmentoftheAgencyPlan.The date ofthePublicHearingwasgiven,April3,2002,andRABmemberswereinvitedtoattendthehearing. BelowisasummaryoftopicscoveredintheRABmeetingandcommentsbythoseinattendance.

SummaryofComments:

6. ExpandingHousingOpportunities.StaffexplainedtheHousingAuthority'sgoaltoassistmore familiesandremovingbarrierstoparticipation.Severalobjectiveswerediscussed:
 - A. ApplyingforadditionalvouchersthroughtheFairShareNoticeofFundingAvailability (NOFA).TheHousingAuthorityanticipatesapplyingfor75to100newvouchers.The applicationisdueMarch25,2002.
 - B. InstitutingaProjectBasedSection8programthatwillhavetheaffectofsettingasideunitsin theHousingAuthority'sjurisdictionforupto10yearsforSection8voucherholders.

RABmemberssupportedtheHousingAuthority'sgoalstoexpandhousingopportunities.

PolicyRevisions.Staffexplainedtherelationbetweenfederalregulationsgoverningthe Section8programandlocalpoliciesadoptedbytheHousingAuthoritytoadministerthe program.TheHousingAuthoritywillbemakingrevisionstotheSection8AdministrativePlan inconjunctionwiththesubmissionoftherevisedAgencyPlan.Thefollowingchanges tothe AdministrativePlanwerediscussed:

- A. Modifying the search time for a Voucher holder from a maximum of 240 days to 120 days. This recommendation is being made based on a softening in the local rental market and the increasing success rate voucher holders are having in finding units.
- B. Clarification of the conditions which the Housing Authority would approve addition to an applicant or participant household.
- C. Clarification on the maximum child care deduction given to an individual who is either looking for work or in school.

RAB members supported the Housing Authority's recommended changes.

7. RAB Initiated Policy Recommendations. The following recommendations were made by RAB members and discussed at length with staff:

- A. Development of a program that would assist program participants to come up with the funds to pay a security deposit. Many participants are apparently precluded from participation in the Rental Assistance Program administered by ECHO Housing because they exceed the income limits for the program.
- B. Modify the language in the letters to program participants regarding their scheduled recertification appointment. Several RAB members felt that the letters were too strongly worded and needed to be softened in tone.
- C. Section 8 Homeownership. The Housing Authority should make every possible effort to incorporate the new Section 8 Homeownership program as part of the inventory of programs available through the agency.
- D. Program Time Limits. Several board members suggested the Housing Authority advocate for time limits for able-bodied program participants. A maximum time period of 5 to 10 years was suggested.

8. Resident Advisory Board Meetings. RAB members expressed appreciation for the opportunity to discuss agency operations and goals.

Meeting adjourned: 7:50 p.m.

ca067e02

Deconcentration Policy for Covered Developments

Development Name	Number of Units	Explanation (if any) [see step 4 at 24 CFR 903.2(c)(1)(iv)]	Deconcentration policy (if no explanation) [see step 5a 24 CFR 903.2(c)(1)(iv)]
7 th & 8 th Street Decoto, Union City	10	The Housing Authority's public housing units are primarily duplexes, four -plexes and single condominium units. The two largest sites are 36 units each and neither of those sites is outside the acceptable income ranges. While the 10 units are located at one site, the small size of the project does not warrant a deconcentration plan when one tenant's income can substantially impact the project average.	
6 Condos Union City	6	These units are single condominiums located in 3 different developments where the majority of the units are privately owned. No deconcentration plan is needed for these units particularly since the average project income is 83% of the PHA wide average.	

ca067f02

Section 8 Project Based Vouchers

Projected Number of Units: 500 units (9.5% of Annual Contributions Contract Units)

General Locations: The PHA will attempt to insure that the project based units are located throughout the PHA's jurisdiction, which comprises 10 cities and the unincorporated portion of the county. No units will be located in census tracts where the poverty rate is equal to or greater than 20%. The PHA will include in its evaluation of proposal not only the location of the proposed project but also the number of tenant based Section 8 vouchers in a census tract.

Reasons for Project - Basing Section 8 Vouchers: The PHA's jurisdiction has an overall vacancy rate of less than 2% and a serious rental affordability problem. Many owners are opting out of HUD subsidized project contracts that have reached the end of their contract terms, further eroding the number of affordable rental units in the area.

As a result of these factors, the PHA's find rate for families with vouchers has dropped. Voucher holder families have continuously expressed their desire to have more units where they can use their vouchers. This was also stressed during the Resident Advisory Board meetings.

Project basing units will help insure a stable supply of affordable units in the jurisdiction. The Authority also hopes to address the needs of special populations, e.g. frail elderly, disabled persons, large families, etc. through this program. These populations are particularly affected by tight rental markets with rapidly escalating rents and would definitely benefit from stable projects where vouchers could be used.

ca067g02

Housing Authority of the County of Alameda

Substantial Deviations and Significant Amendments or Modifications to the Agency Plan

Substantial deviation and significant amendments or modification to the Agency Plan are defined as discretionary changes in the plans or policies of the Housing Authority that fundamentally change the mission, goals, objectives or plans of the agency and which require formal approval of the Housing Commission.

Examples of significant amendments or modifications would include:

- ◆ change to rents or admissions policies or organization of the waitlist;
- ◆ addition of non-emergency work items that exceed 20% of the overall capital funding award for a specific fiscal year.

An exception to this definition of substantial deviation and significant amendments or modification to the Agency Plan will be made for any of the above adopted policies to reflect changes in HUD regulatory requirements.

ca067h02

Section8HomeownershipCapacityStatement

In implementing the Section 8 Homeownership Program, the PHA will require each family to pay a minimum down payment of at least three percent of the purchase price and at least one percent of the purchase price must come from the family's personal resources.

ca067i02

Suspension of Public Housing Resident Community Service Requirement

In accordance with HUD Fiscal Year 2002 Appropriations Act the Public Housing Resident Community Service Requirement has been suspended, until otherwise directed by Congress.

Housing Commission
Housing Authority of the County of Alameda
Resolution No. 02 -02
Adopted January 9, 2002

ca067j02

PetPolicy

ThePHArequirespriorwrittenapprovalandcompliancewiththePHA'sPetPolicy beforethefamilymaymoveapetintotheirhousingunit.

ThePHAallowsonlytwocommonhouseholdpetsperhousehold,withtheexception thatonlyonedogwillbeallowedperhousehold.Nodogmayexceed25poundsin weightandnodogs,regardlessofsize,whoareattackorfighttraineddogs willbe allowed.

All petsmustbespayedandneuteredandinoculatedagainstrabies,distemperandother conditionsprescribedbystateand/orlocalordinances.Petownersmustalsocomply withlocallicensingordinancesandlocalpublichealth,animalcontrolandanticruelty laws.

Petownersarerequiredtopayforanydamagescausedbyapet.Apetdepositof\$250 isrequiredatthetimethepetisapprovedforoccupancy.Theownermustmaintainthe petanditslivingquartersinmannertopreventodorsandanyotherun sanitary conditions.RepeatednuisancecomplaintsbyneighborsorHousingAuthority personnelwillrequireremovalofthepet.

Thepetmustbekeptintheowner'sapartmentoronaleashwhatalltimeswhen outsidethedwellingunit.Petsmaynotbeleftunattendedinadwellingunitforover24 hours.Alldogsmustwearatagwithidentificationinformationwiththeowner'sname, phonenumbandthemostrecentinoculationdate.Ifapetcausesharmtoany person,thepet'sownershallberequiredto permanentlyremovethepetfromtheproperty within24hoursofwrittennoticefromthePHA.

Any person approved for pet ownership must designate a person not living in the unit as the responsible party for the pet in the absence of the owner. The pet owner authorizes the PHA to contact the emergency care giver to take care of the pet in the event of the owner's illness, death, etc. and the owner is responsible for any expenses incurred for the pet's care during this time period.

ca067k02

Progress in Meeting the 5 - Year Plan Mission and Goals

Mission

The PHA has continued its efforts in meeting its mission for elderly and disabled persons and able-bodied family members by continuing ongoing programs and expanding services and programs in new areas. The PHA is collaborating with a local nonprofit to continue the HOPE Program for frail elderly persons who have been able to maintain their independence through the combination of services and housing assistance. For families, the PHA has continued and expanded its self-sufficiency services, particularly with the CalWORKs program contract, to encourage employment, job training, etc. for those families who are unemployed or under employed.

Goals

The prior fiscal year saw an extremely tight rental market. The average success rate for voucher holders seeking housing was less than 20%. The rental market has substantially improved and with HUD approved exception payment standards, extensive outreach to landlords and housing search assistance for voucher holders, the success and utilization rates are improving. The PHA anticipates full leaseup in the next fiscal year.

The PHA is continuing to explore development opportunities to construct housing units which might be used as transitional housing opportunities for Section 8 and/or other family members who are ready to begin the transition to either home ownership or market rate rental housing. To increase the supply of Section 8 rental units, the PHA has applied for and received exception rents at 120% of the existing FMRs. In addition the PHA has continued its outreach efforts to the Rental Housing Owners Association members and other rental owners by participating at the annual rental housing owner expo, through speaking engagements at rental housing owner trainings, participating in local rental owner task forces on rent and other property related issues, etc.

The PHA continues to maintain its properties and upgrade them through the use of capital funds. Work is being completed according to schedule and in a timely manner. The PHA's MASS Score for this fiscal year was 27 ranking the PHA a High Performer.

Resident Member on the PHA Governing Board

1. Does the PHA governing board include at least one member who is directly assisted by the PHA this year?

☒ Yes

☐ No

- A. Name of resident member(s) on the governing board: Runa Atai
Maxine Haddock

- B. How was the resident board member selected:

☐ Elected

☒ Appointed

- C. The term of appointment is (include the date term expires):

Runa Atai

Appointed: January 15, 2002
Term Expires: December 31, 2003

Maxine Haddock

Appointed: February 17, 2001
Term Expires: December 31, 2003

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MEMBERSHIP OF THE RESIDENT ADVISORY BOARD OR BOARDS

- 1. EMIR V.A UBRY**
- 2. HELEN AUSTIN**
- 3. MARIA CAMPOS**
- 4. FILEMON CAOILI**
- 5. PEARL CARPENTER**
- 6. ELAINE COTHERN**
- 7. ELNORA CUNNINGHAM**
- 8. HELEN HARIG**
- 9. MAXINE HADDOCK**
- 10. TAIYABA HOSSEINI**
- 11. DEARDREW M.L UCAS**
- 12. KALENDOR KHAN**
- 13. ROBERT KUO**
- 14. MR. AND MRS.B.M ORALES**
- 15. FLORENTINA MORALES**
- 16. ROSALIA RAMAS**
- 17. ADELAIDA RAMIREZ**
- 18. MARY SHAW**
- 19. ANTONIO TANJUAKIO**